



Total Area: 1515 ft² ... 140.7 m² (Includes Garage)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by 1st Image 2025.

Council Tax Band: D
Energy Efficiency Rating: C
Estate Fee: *TBC*



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
 01903 770095
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**11 Hamilton Close, Parklands,
 Rustington, BN16 3TN
 £375,000 (Freehold)**

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this attractive, end of terrace, three-storey house, delightfully positioned in a small cul-de-sac within the highly regarded Parklands development.

Constructed by reputable local builders, Hargreaves, this spacious property boasts well-appointed accommodation comprising; three/four bedrooms, all of which benefit from built-in storage; a living room with striking bay window; an outstanding refurbished kitchen/breakfast room encompassing a range of integrated appliances; sun room; ground floor study/bedroom four; family bathroom; and a ground floor cloakroom.

There is a well-enclosed rear garden predominantly set on a westerly aspect and laid to a combination of lawn and patio, surrounded by shingle/soil borders.

Additional attributes include a double width driveway to the front; an integral garage with internal access through to a sizeable hallway; gas central heating; uPVC double glazing, the majority of which are of a 'Georgian' style.



At an Average rating of **4.9/5** ★★★★★



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£375,000



...an outstanding refurbished kitchen/breakfast room encompassing a range of integrated appliances...



The location of the property is a notable attraction, made all the more popular by its close proximity to Summerlea CP Primary School and accessibility to the A259.

Rustington's comprehensive village centre with comprehensive shopping parade is situated in an approximate distance of 1-mile, whilst its picturesque seafront can be found within 1.75-miles distance. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2-miles.

